

September 5, 2008

SEP 08 2008

Re: Pacific View, 620 PCH

Dear Mr. Talleh:

My name is Mrs. Andrea Richardson. I am the owner of Unit #202 and #310 at 711 PCH, in Huntington Beach. Please be advised that I reject the entire project at 620 PCH based on the traffic issues that currently exist, and know that this new project will bring only more issues. We already have difficulty exiting and entering our complex. With the heavy flow of traffic in the morning, for example, it is dangerous to pull out of our complex to get my child to school. The heavy traffic creates a major safety issue. It is not in the best interest to put our children at risk in a situation that could be remedied. Do we risk injuring our children and ourselves for this new development and the added traffic that it will bring to this area?

This new project will further impact our exit/entering our complex because of the u-turn situation that already exists. Any traffic coming from the new project and wanting to go south on PCH, for example, will first need to travel north, make a u-turn, and then go south. Guess where they will be making this u-turn? Directly in front of our complex, along with the many motorists who already are using our intersection for u-turns.

I also reject the project variances with height and distance to streets. It is not within the requirements set by the City and not consistent with the neighborhood.

Thank you for considering these points as you protect neighboring Huntington Beach residents. I look forward to your response. Please feel free to contact me.

Sincerely,



Mrs. Andrea Richardson  
714.606.9021 (cell)

Cc: Huntington Beach City Council

LATE COMMUNICATION #SS-A3

Carter Family Trust  
James & Judith Carter  
P O Box 800  
West Sacramento CA 95691  
916 285-9511  
916 285-9552 FAX

September 5, 2008

Mr. Rahmi Talleh  
Senior Planner  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, Ca. 92648

RE: Pacific View Project

Dear Mr. Talleh

I read with interest the Environmental Assessment for the Pacific View Project.

I am writing to express my concerns on several issues.

- The project is asking for a variance to add a fourth floor although the benefit appears to be for a very small number of people. If the units were at full capacity, how many would actually benefit, twenty to twenty-five unit owners and family or their guests? Does that merit a variance that will impact the entire community?

The actual square footage of the roof top deck contradicts the purpose of the variance request. I feel the real purpose is to add a grandiose appearance to the project. I do not believe this request is reasonable.

- A special permit request will allow transition ramps slope to change from 10% to 15%. Does this occur within the garage or the ingress and egress to the parking garages?

Won't this impact the ability of the driver's view of bicycle, skateboard and pedestrians traffic who also may be using the alley?

- Another special permit will reduce the front yard setback ten feet. This area is

designated to landscaping.

No amount of glass tiles, imported slate, false store fronts can replace the calming pleasant look of a landscaped setback. Please don't approve a looming four story building without the *minimum* landscaping requirements.

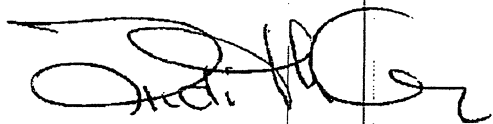
What is *so green* about a development wishing to reduce our city's landscape requirement? I am opposed to all the setback requests.

- Increased traffic in the area will be endured by the residents and guests at The Huntington Pacific and other residents and business in the proximity of this project.

Our community has pleaded with Cal-Trans and the City of Huntington Beach to help us secure a "No U-TURN sign in front of our complex. We have asked for traffic lights and more crosswalks. Now is the time!

I realize the proposed building, built within our current regulations, could add value to the neighborhood.

I feel it is time our planners take responsibility for the positions they hold. Plan well for the city and her citizens now and for the future.



Judith Carter  
Owner Unit #210  
The Huntington Pacific

**Talleh, Rami**

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**From:** Nancy & Tom Telford [telford@telford.com]  
**Sent:** Saturday, September 06, 2008 12:23 PM  
**To:** Talleh, Rami  
**Subject:** Re: Pacific View, 620 PCH

September 6, 2008

Re: Pacific View, 620 PCH

Dear Mr. Talleh:

We are Tom & Nancy Telford.

We are the owners of Unit #329 at 711 PCH, in Huntington Beach.

We are totally opposed to the entire project at 620 PCH.

We have seen numerous near miss collisions of cars trying to enter and exit our complex.

This new project will further only escalate an already dangerous situation that already exists.

All traffic coming from the new project and wanting to go south on PCH will be making a U Turn Directly in front of our complex, along with the many motorists who already are using our intersection for u-turns.

We also reject the project variances with height and distance to streets. It is not within the requirements set by the City and not consistent with the neighborhood.

We strongly urge you to put in a traffic signal with a crosswalk for pedestrians, and so vehicles can safely enter and exit our complex.

Sincerely,

Thomas Telford-Broker  
Telford Real Estate &  
Nancy Telford C-21 Beachside  
(909) 931-1767-Direct Line  
Toll Free Voice Line (888) 370-9531  
Toll Free Fax (866) 287-1323  
Website [www.NancyTelford.com](http://www.NancyTelford.com)

9/9/2008

Mr. Rahmi Talleh

RE: Pacific View Project

Good Afternoon,

We have reviewed the Environmental Assessment for the Pacific View Project on Pacific Coast Highway in Huntington Beach and have some concerns.

As a 22 year resident of Huntington Pacific at 8<sup>th</sup> Street and Pacific Coast Highway, the amount of traffic making U turns in front of our ingress and egress driveway has increased dramatically. We find it more and more difficult to exit our development and we are concerned a major accident is just waiting to happen.

We do not need more cars exiting onto Pacific Coast Highway, that have to make U turns in front of our development, to go South on Pacific Coast Highway.

We are also concerned about any variance which reduces the cities landscaping requirements. In our concrete world there is not enough greenery and we need all we can get.

Reducing the set back requirement and increasing the exit ramps slope is going to be even more dangerous to the pedestrians, bikers and skateboarders innocently passing by. This would create a safety hazard.

Mr. Talleh, as a city planner, we hope you will do what is best for the local citizens and approximate 200 residents in Huntington Pacific.

Sincerely,

Tom and Naomi Moon  
711 Pacific Coast Highway #214  
Huntington Beach, CA 92648

Naomi@reobroker.com

September 5, 2008

City of Huntington Beach

Mr. Rami Talleh, Senior Planner  
Copy to: City Council Members  
City of Huntington Beach Planning Dept.  
2000 Main Street  
Huntington Beach, CA 92648

SEP 08 2008

RE: Project location: Pacific View, 620 PCH, Huntington Beach

My family and I reside in the 106-unit condo complex, Huntington Pacific, at 711 PCH, across the street from the above-proposed project. We are NOT in support of this project for two big reasons that follow.

- Variance requests: We cannot support any of the many variances requested. The City has set project minimum requirements. New projects should adhere to these requirements.
- Traffic: We do NOT want any additional traffic on PCH from new developments of commercial and residential units until current traffic problems have been solved, and an acceptable future plan has been brought forward and approved by PCH residents and businesses. (We find it interesting, by the way, that Pacific View is touted as so "green". What about the traffic and the affect it will have on the neighborhood? Green would be--NOT building it at all and putting a small park there!!!)

The residents at 711 PCH currently have a VERY difficult time attempting to enter and to exit the complex. The waits are long at rush hour, on weekends, and most of the summer days. In addition to the long wait to enter/exit our complex, it has become very DANGEROUS for us to enter and to exit our complex due to the following additions/changes that have occurred since our complex was built in the late 60s.

- a. Speed limit is 45 mph as traffic passes our complex. Much of the traffic travels an additional 5 or 10+ mph in excess of the speed limit. This makes it very difficult and dangerous for us to merge into traffic on PCH in FRONT of our complex. Many of us no longer try to actually cross PCH to 8<sup>th</sup> Street, nor do we attempt to cross and turn left onto PCH. We habitually make only right turns onto the highway for safety reasons.
- b. There is no traffic light at our intersection to help control any of the following dangerous traffic situations in FRONT of our property.
- c. Two lanes change to three within a block of our property going both directions. Motorists begin moving from/to the third lane in FRONT of our complex's entry/exit. Many maneuver without using their indicators, making it even more dangerous.
- d. Eighth Street "dead ends" into our property. There is no traffic light for 8th street traffic to enter PCH nor cross PCH—and many turn left or south in FRONT of our complex.

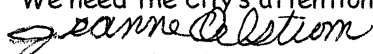
- e. A bus stop is located on PCH at our intersection. Buses begin to move to the curb directly in FRONT of our complex as we are attempting to pull out. In addition, when the bus has stopped, it is difficult to see if traffic is approaching from the south.
- f. Turn lanes exist coming from both directions on PCH directly in FRONT of our complex. Motorists use these turn lanes to U-turn directly in FRONT of our complex. So while those from the south may be turning into our complex—they also might just be making a U-turn. This is especially dangerous!! MANY near-accidents have occurred due to motorists using the turn lanes to make u-turns. Could they not be forced to make U-turns only at the intersections with traffic lights at 6<sup>th</sup> or 9<sup>th</sup> Streets?
- g. Pedestrians attempt to cross PCH directly in FRONT of our complex. Folks still attempt to run across the street—even though there is no traffic light, nor a cross-walk.
- h. Pier Plaza attracts folks for the Friday market and for weekend events. This means more traffic, and this means more folks making the u-turn in FRONT of our complex to go back to find parking places at the meters on PCH or to return to the Main Street.
- i. Hotel traffic. There is a multi-story hotel at our intersection whose traffic feeds directly onto PCH in FRONT of our complex.
- j. Additional multi-family homes have been built along PCH the last several years, greatly impacting PCH traffic in FRONT of our complex.
- k. Additional businesses, including the Hyatt and Hilton impact PCH traffic in FRONT of our complex.
- l. Additional visitors to Huntington Beach, in general, impact PCH traffic in FRONT of our complex.

These are just some of the changes that have taken place since our complex was built and since we bought our homes at 711 PCH. We realize that we are in a unique location. We have needs, too.

We have attempted to bring our traffic issues to the City but have been reminded that PCH is a State Highway, and we must adhere to the State's requirements. We did manage to obtain a KEEP CLEAR sign at our intersection, which has been a big improvement. But we need more. We need a traffic signal. At a minimum, we need NO U-TURN signs at our intersection in both directions.

In the meantime, we CANNOT support any more development in this area. We still have two more shopping centers to open on PCH, one of which is to open very soon. We're fearful of the impact their traffic will have on PCH in FRONT of our complex.

We need the City's attention and assistance. Please help.

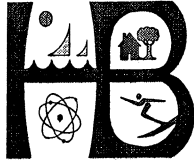


Jeanne Oelstrom -- 32-year resident and supporter of Huntington Beach

711 PCH #121

Huntington Beach, CA 92648

714.969.5309



# CITY OF HUNTINGTON BEACH

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## ENVIRONMENTAL BOARD

September 8, 2008

City of Huntington Beach  
Department of Planning  
2000 Main Street  
Huntington Beach, California 92648

Attention: Rami Talleh, Senior Planner

Subject: Pacific View

Dear Mr. Talleh:

At the September 4, 2008 Environmental Board meeting, the members reviewed the subject proposal. The Board offers the following comments and recommendations for your consideration:

1. The developer is requesting that the structure encroach on setbacks at the front by 15', on one side by 10' and the other side yard by 5'. The purpose of the city's setback requirements are to allow for landscaping and for the building to be able to "breathe". Reducing the setbacks in areas that are already tight as they are along Pacific Coast Highway and the downtown area is viewed as undesirable on this busy highway corridor.

2. The Board recommends that park "in-lieu" fees be dedicated to improve park/open space in the project's immediate vicinity.

3. The developer requests a variance to increase the slope the underground garage ramps by an additional 5%. Since the water table in this area is relatively high, concerns arise regarding subterranean garage flooding. The Board suggests that special attention be given to dewatering and subsequent waterproofing.

4. The Downtown Specific Plan calls for a building height not to exceed three stories. The developer requests a fourth story for the purpose of providing roof-top recreational space, the implication being that this would be open space. However, in the developer's architectural rendering of the 4<sup>th</sup> floor, it appears that there are three structures, one on each of three corners of this top level. The purpose of these structures is unclear and the additional height appears to impede upon existing height restrictions and would negatively affect the ocean views of neighboring residents. The Board therefore questions the need for a fourth floor.

5. The vacant lot proposed for the project was most recently the site of a gas station. The Board wonders if mitigation measures will be required since there



are two abandoned oil wells capped at a depth of approximately 8'. The wells appear to be at the depth of the proposed subterranean parking level. There are a number of inherent hazards implicit in designing a parking structure over abandoned oil wells which would require consultation with various agencies including the California Division of Oil, Gas and Geothermal Resources (DOGGR).

We appreciate the opportunity of working with you on this project and don't hesitate to contact us with questions.

Very truly yours,  
HB ENVIRONMENTAL BOARD

A handwritten signature in cursive script that reads "Rosemary Medel for". The signature is written in black ink and is positioned to the left of the printed name and title.

David Guido  
Chair

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